ATARATIRI

SECOND
ANNUAL REPORT
TO THE
MINISTRY OF THE
ENVIRONMENT
AUGUST 1988-JULY 1989

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Commissioner
City of Toronto
Housing Department

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View of site

looking west along

Front Street East.

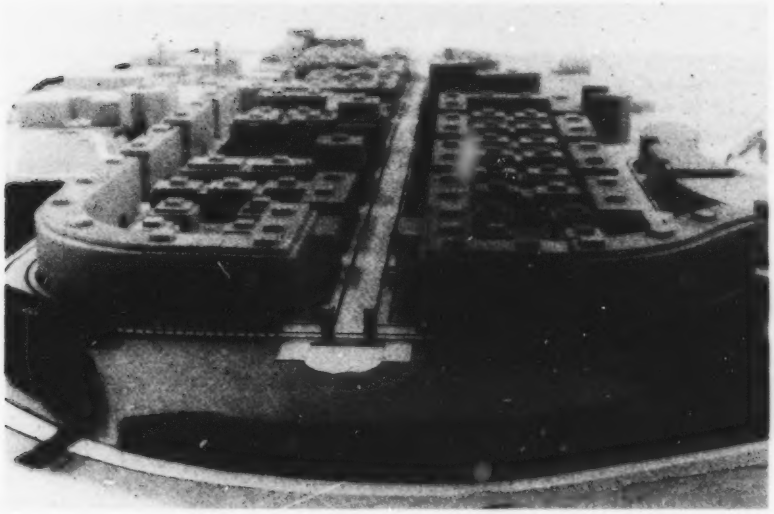
EXECUTIVE SUMMARY

This is the second annual report by the City of Toronto to the Ministry of the Environment concerning ATARATIRI. It covers the period from August 1989 to July 1990. The report describes progress made in the planning and development of ATARATIRI and compliance with the requirements contained in the ATARATIRI Exemption Order.

Research and planning continued to be the major focus of effort during the past year. Substantial progress was made in the areas of physical, social and economic development planning. Work on the ATARATIRI site plan is now well underway and a final site plan should be ready by the end of 1990. Population projections were prepared and used to determine the social and community service needs of the new community. Background work began on an economic development strategy to create a stable base of 1,500 light industrial and commercial jobs. The first stage of the Part II Official Plan Amendment process was completed in the spring of 1990 with the submission of the ATARATIRI *Principles, Directions and Strategies* report to City Council.

An Environmental Evaluation Study report is being prepared to meet condition 2 of the Exemption Order. Six studies are being carried out: air quality; noise and vibration; soil and groundwater management; health risk; transportation and fixed facility risk; and flood risk. Work on these studies, which began in 1989, proceeded steadily during the reporting period. The final draft noise and vibration study report has been completed, placed in public document centres and submitted to the Ministry of the Environment for technical review. Final drafts of the remaining reports are expected to be completed in the fall of 1990. The Environmental Evaluation Study report is expected to be available for public discussion in early 1991. During the past year, public input into the ATARATIRI environmental evaluation study process and the overall planning process took place through the ATARATIRI Neighbourhood Advisory Council (NAC) and its subcommittees, and through public meetings. The second issue of the ATARATIRI newsletter was published in the summer of 1989.

Results to date from the environmental studies suggest that environmental problems on the ATARATIRI site are manageable. Key decisions that will need to be made during the coming year concern acceptable soil and groundwater remediation techniques and the acceptable level of flood protection.



Working model of the site plan looking west along Front Street East.

INTRODUCTION

Background

ATARATIRI is a mixed-use community proposed jointly by the City of Toronto and the Province of Ontario in July 1988. Its primary objective is to increase the supply of affordable housing in Toronto. ATARATIRI will be a socially and demographically balanced community for 12,000 - 14,000 people. It will provide a full range of community and social services and a stable base of light industrial and commercial employment opportunities.

The ATARATIRI community will be built on approximately 32.5 hectares (80 acres) of industrial land on the eastern edge of downtown Toronto. The site is bounded by Parliament Street on the west; Front Street East, Eastern Avenue, St. Lawrence Street, and King Street East on the north; Bayview Avenue on the east; and the rail corridor on the south (excluding the Gooderham & Worts distillery site) (Figure 1).

A Housing Development Agreement between the City of Toronto and the Province of Ontario assigns responsibilities to the two levels of government and establishes criteria and conditions for the undertaking.

Schedule C of the Housing Development Agreement is the Order which exempts ATARATIRI from the requirements of the **Environmental Assessment Act**. It contains 11 terms and conditions to ensure the environmentally sound redevelopment of the site. Clause 7 of that Order requires the City to report annually, in writing, to the Director of the Environmental Assessment Branch of the Ministry of the Environment. The report should describe progress made in implementing the undertaking, compliance with conditions contained in the Exemption Order and compliance with the environmental agreements entered into pursuant to the Exemption Order. Clause 7 also requires that the annual reports be filed with the public records kept under section 31 of the Environmental Assessment Act.

Report Purpose and Organization

The purpose of this report is to meet the requirement of Clause 7 of the Exemption Order that was issued for ATARATIRI. This is the second annual report to the Ministry of the Environment concerning ATARATIRI. It covers the period from August 1989 to July 1990. Pages 7 to 13 of the report describe progress made in the areas of land assembly, research and planning, and site improvement and servicing. They also outline the Environmental, Flood Plain and Part II Official Plan Amendment approval processes that are being followed. Pages 14 to 24 describe compliance with those requirements contained in the Exemption Order which are applicable at this stage in the development process. Public participation and agency consultation opportunities are also described. Conclusions and key decisions which will need to be made in the coming year are provided on page 25.

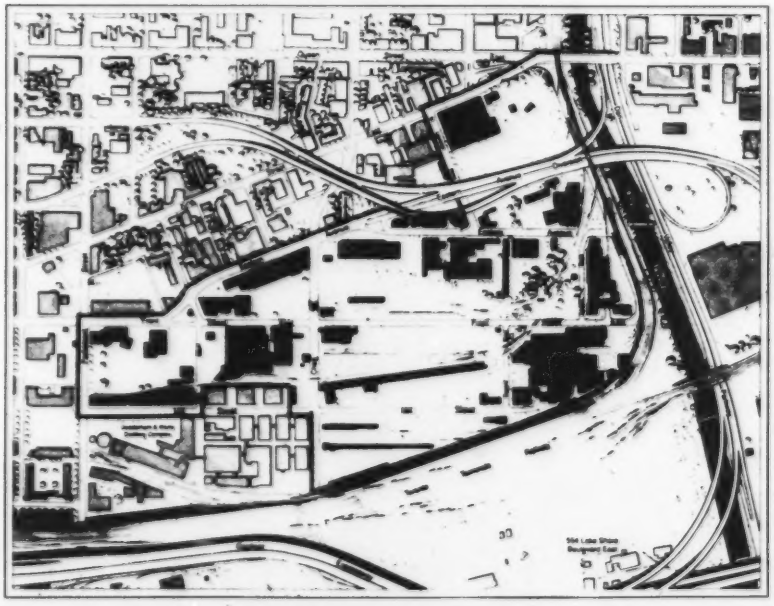


Figure 1 ATARATIRI

Development Site

■ Existing Buildings

in ATARATIRI

PLANNING AND DEVELOPMENT PROGRESS REPORT

Land Assembly and Business Relocation

At the time ATARATIRI was initiated, the City expropriated approximately two-thirds of the land within the boundaries of the site. The remaining one-third, which could not be expropriated because it was owned by the railways, was to be acquired through negotiation. An agreement with the railways has now been reached and is scheduled to become effective in the fall of 1990. Relocation of existing on-site rail activities will follow. Approximately half of the 45 original business tenants now have found relocation sites. The relocation of existing businesses is expected to continue through early 1991.

Planning and Approvals

Research and planning continued to be the major focus of effort between August 1989 and July 1990. The major work completed in each of four ATARATIRI workstreams is summarized below. The research and planning schedule for the period January 1990 to July 1991 is shown in Table 1.

1. **Physical Planning**

   The physical planning process has progressed through three stages. The first stage, completed in mid-1989, identified general urban design issues at the site and generated ideas of how ATARATIRI might be laid out. The most promising ideas were subsequently tested in a series of more detailed studies on building and block design, road layout, and open space design. The results of these and other studies which have site planning implications, including the preliminary results of the environmental studies described below, are now being synthesized into a site plan report. The report is expected to be completed by October 1990. Work in progress on the report was presented at a public meeting (July 17, 1990) sponsored by the ATARATIRI Neighbourhood Advisory Council.

   The next step will be to prepare the final site plan that will be included in the Official Plan Amendment for ATARATIRI. The final site plan will respond to comments, such as those provided by ATARATIRI environmental consultants, on the site plan report and resolve any outstanding physical design and land use planning questions.

2. **Non-Residential Uses and Community Economic Development Planning**
The mixed-use nature of Toronto's downtown communities has played a major role in maintaining their safety and vitality. Mixed-use planning promotes livable communities through a successful combination of residential, business, institutional and recreational uses. The non-residential uses in ATARATIRI are viewed as a key component of the community. The creation of a stable base of 1,500 light industrial/commercial jobs is one of the major development goals for ATARATIRI.

To accomplish this goal, an economic development strategy will be developed during the fall of 1990. Three major studies are being undertaken to assist in formulating the strategy. A feasibility analysis of mixed-use development parcels will evaluate the market potential for industrial and commercial space in ATARATIRI, investigate the project economics of various site plan proposals and establish a general marketing strategy. A retail marketing and implementation strategy will analyze the projected retail demand in ATARATIRI and make recommendations on retail mix, location, design, phasing and implementation, and leasing issues. Another study will evaluate the potential of a community development corporation as a vehicle to encourage small business development, job creation and the creation of work space for artists.

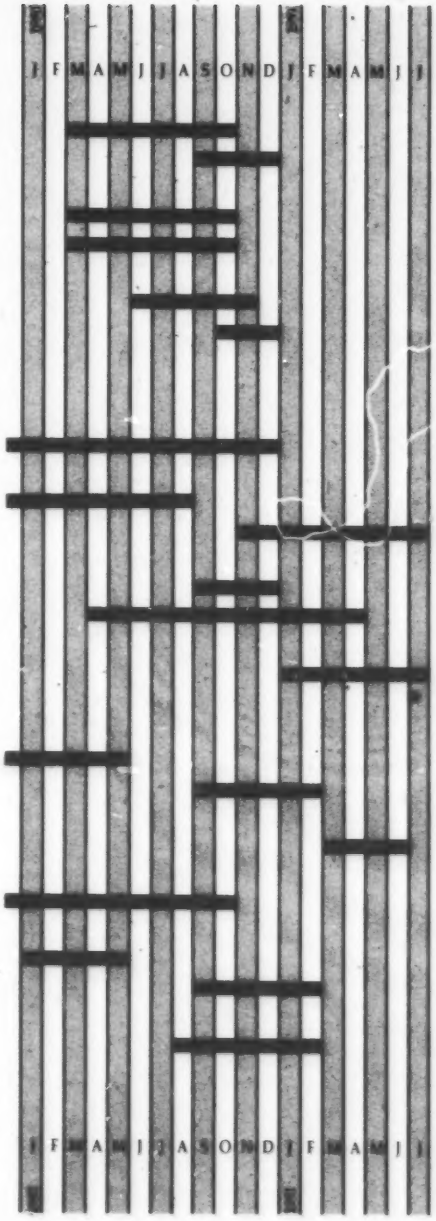
3. **Social Planning**
Population projections have been developed for a range of household composition scenarios. These projections have been used to estimate the social service (e.g. employment counselling, income assistance) and community facility (e.g. day care, schools, health care, recreation facilities) needs of the new neighbourhood. The final household composition targets will be determined by the end of 1990.

As follow-up, a study has been commissioned to formulate a general strategy for the implementation of social and community services. Negotiations with relevant community and social service providers are scheduled to begin in late 1990 to ensure the timely provision of the necessary services and facilities for future residents.

The Housing Development Agreement between the City and the Province requires that at least 35% of the total number of housing units be social housing (i.e. housing built under provincial social housing programs) and that no more than 40% of the total number of units be market housing. Under current provincial government social housing programs, the only way to ensure that all non-market housing units built in ATARATIRI remain in the rental sector is to increase the amount of social housing from 35% to 60%. A 60/40 housing mix reflects the current ratio of rental to ownership housing in the City of Toronto and would create a community with a broad range of household income levels. At this time, a housing mix of 60% social housing and 40% private market housing is favoured by both the City and the ATARATIRI Neighbourhood Advisory Council.

Table 1 ATARATIRI Research and Planning Schedule

Physical Planning	• preparation of site plan report • preparation of final site plan
Non-Residential Uses and Community Economic Development	• feasibility analysis of mixed-use parcels • retail marketing study • community development corporation study • prepare economic development strategy
Social Planning	• social services and community facilities study • social services and community facilities implementation strategy • negotiations with service providers
Environmental Planning	• develop flood protection policies • Environmental Evaluation Study report • detailed studies and management programs
Part II Official Plan	• prepare Principles, Directions and Strategies report • prepare Part II Proposals report • prepare Part II Final Recommendations report
Site Servicing	• residential parking demand study • centralized neighbourhood heating and cooling study • stormwater management study • prepare site improvement and servicing implementation strategy



4. **Environmental Planning and Approval Process**
To fulfill Condition 2 of the ATARATIRI Exemption Order, the City is carrying out a comprehensive Environmental Evaluation Study to identify environmental, human health and public safety concerns associated with redeveloping the site. The study will be submitted to the Minister of the Environment for approval, after an opportunity for public review, before the Official Plan Amendment for the site is submitted to the Minister of Municipal Affairs.

Six sub-studies are being carried out to address specific environmental concerns (see pages 14 to 21). Their results will be incorporated into an Environmental Evaluation Study report which will be submitted, in draft form, to the Ministry of the Environment for technical review. After any outstanding technical issues have been addressed, the Environmental Evaluation Study report will be released for public review and become the subject of a public meeting.

Following the public meeting, the Environmental Evaluation Study report, a summary of public comments and responses to public questions, and a staff report which will make recommendations to City Council on how to proceed, will be submitted to City Council for approval. The Environmental Evaluation Study report, the summary of public comments and the record of Council's decisions, will then be submitted to the Minister of the Environment for approval. The final environmental remediation requirements and policy statements may be included in the Part II Final Recommendations report.

The Environmental Evaluation Study process is shown in Figure 2. Progress with the Environmental Evaluation Study is described on page 14 of this report.

Condition 3 of the Exemption Order issued for ATARATIRI requires that detailed soil and groundwater quality management programs be prepared for each area of the site. Condition 4 of the Order requires that detailed studies be carried out to address the extent of specific environmental problems and the impacts of proposed mitigation measures and strategies identified in the approved Environmental Evaluation Study report. These studies and programs will be made available for public review and submitted to the Ministry of the Environment for approval before redevelopment of a particular part of the site is permitted. Work on this phase is scheduled to begin after the draft Environmental Evaluation Study report has been prepared.

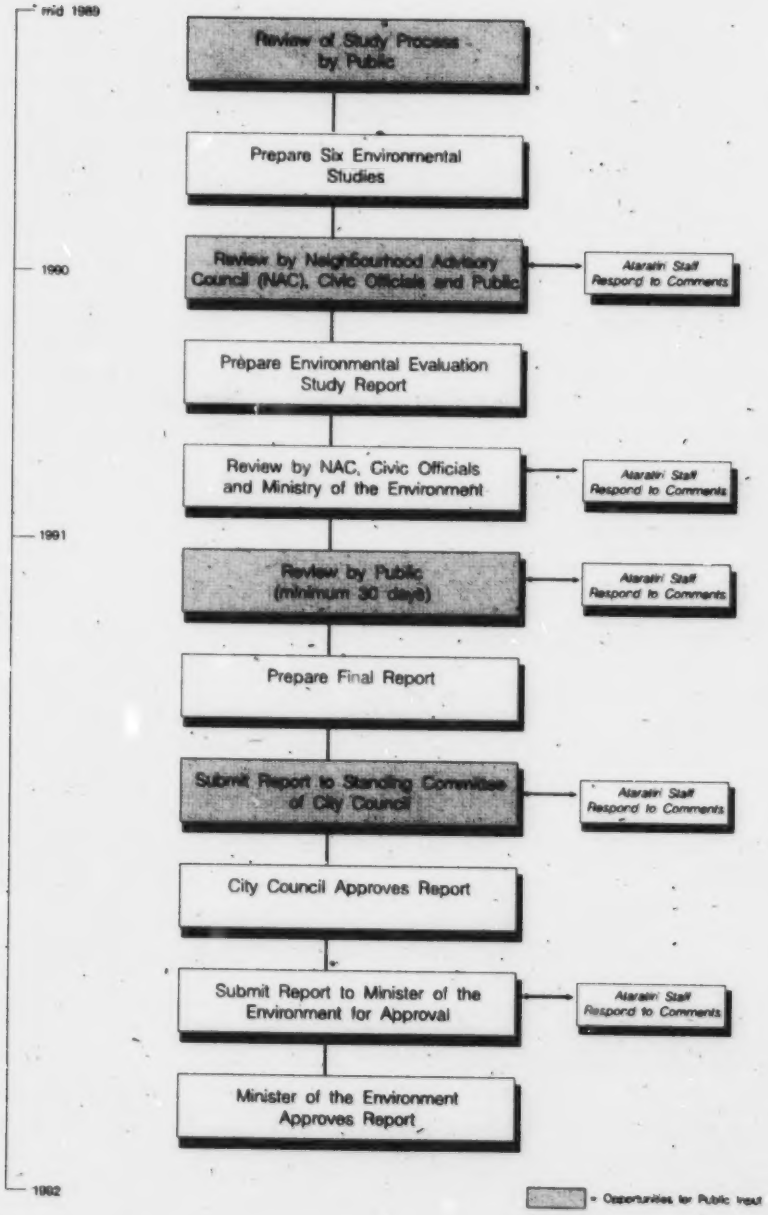
5. **Flood Plain Planning and Approval Process**
The Exemption Order requires the City to investigate the risk of flooding from the Don River. In addition, provincial flood plain policy prohibits or restricts development in a flood plain unless the conditions of the provincial policy statement on flood plain planning are satisfied. In

Figure 2 ATARATIRI

Environmental

Evaluation Study

Process


mid 1989
Review of Study Process by Public
Prepare Six Environmental Studies
1990
Review by Neighbourhood Advisory Council (NAC), Civic Officials and Public
Ataratiri Staff Respond to Comments
Prepare Environmental Evaluation Study Report
Review by NAC, Civic Officials and Ministry of the Environment
Ataratiri Staff Respond to Comments
1991
Review by Public (minimum 30 days)
Ataratiri Staff Respond to Comments
Prepare Final Report
Submit Report to Standing Committee of City Council
Ataratiri Staff Respond to Comments
City Council Approves Report
Submit Report to Minister of the Environment for Approval
Ataratiri Staff Respond to Comments
Minister of the Environment Approves Report
1992
= Opportunities for Public Input

December 1989, the Province granted approval-in-principle for Special Policy Area (SPA) status for the entire lower Don River flood plain to permit new development in the flood plain, subject to various conditions. One of the conditions of the SPA approval-in-principle was that flood protection strategies and policy statements for all of the lower Don flood plain be developed by December 1991.

Following provincial procedure, an inter-agency Technical Committee comprising representatives of the City, Metro, the Ministry of Municipal Affairs, the Ministry of Natural Resources and the Metro Toronto and Region Conservation Authority was established to advise the City and its consultants on the necessary flood protection related research and to assist in the development of draft flood protection policies. Progress to date with developing flood protection strategies for ATARATIRI suggests that it may be difficult to meet the 1991 deadline for the entire flood plain. Once satisfactory policies have been developed, they will be submitted for public review and Council approval. The final flood protection strategies and policy statements may be included in the Part II Final Recommendations report.

6. **Part II Official Plan Amendment Approval Process**
The planning approval process for ATARATIRI will take the form of a Part II Official Plan Amendment. The Part II Official Plan document for ATARATIRI will recommend amendments to the City's Official Plan and Zoning By-Law to permit the proposed changes in land use and ensure the orderly development of the site.

The first stage of the planning process was completed in the spring of 1990 with the submission of the ATARATIRI *Principles, Directions and Strategies* report to City Council. That report described work to date on ATARATIRI (including the preliminary results of environmental investigations) and laid the foundation for the Part II Official Plan Proposals report which will be prepared over the coming months. Copies of the *Principles, Directions and Strategies* report have been placed in public document centres. It has also been distributed to a wide range of agencies with a request for comments. A list of public document centres is provided in Appendix 1.

The Part II Proposals report will respond to public discussion and agency comments on the *Principles, Directions and Strategies* report. It will also incorporate the results of more detailed planning studies and the final results of the environmental investigation process described above. The Part II Proposals Report is expected to be available for public discussion in early 1991.

The Part II Final Recommendations report will reflect the outcome of public discussion on the proposals report and recommend amendments to the Official Plan and Zoning By-law for ATARATIRI. It is intended to be submitted to City Council for approval by mid-1991. The Official Plan Amendment for ATARATIRI will then be submitted to the Minister of Municipal Affairs for approval. An Ontario Municipal Board hearing may be required if there are any objections to the proposed Zoning By-law changes or requests for referral of the proposed Official Plan amendments.

Site Improvement and Servicing

Preliminary planning has begun for the site improvement and servicing phase of the development process. An implementation strategy for site improvement and servicing will be prepared over the next six months.

Flood control options require dredging of the Keating Channel.

The first priority will be site improvement, including soil and groundwater remediation and floodproofing. As a general principle, areas of the site with the most serious contamination will be given first priority in the remediation program. Flood control works will also be in place before future residents move onto the site. Existing structures will need to be demolished before remediation and flood proofing can be carried out. The soil and groundwater remediation and flood protection works required for ATARATIRI will not only make the site suitable for redevelopment but will substantially benefit residents of adjacent areas by removing existing sources of pollution and reducing the risk of flooding.

Planning for the physical infrastructure required for ATARATIRI has begun. Discussions are underway with a number of public agencies and private utility companies to prepare the groundwork for servicing the site. Meetings have been held with the Toronto Transit Commission to explore ways of meeting the transportation needs of future residents. A residential parking demand study has also been commissioned. The potential for centralized neighbourhood heating and cooling is also being examined. Storm water control alternatives are being investigated and a storm water management plan for the site is being prepared. The provision of services may occur prior to, or in tandem with, actual construction.

EXEMPTION ORDER COMPLIANCE PROGRESS REPORT

Environmental Evaluation Study

The Environmental Evaluation Study, which began in earnest in the spring of 1989, continued to be a main focus of effort throughout the past year. The status and results to date of each of the six sub-studies being carried out to identify environmental, human health, and public safety concerns associated with redeveloping the site are outlined below.

1. **Air Quality**
   A draft air quality study report was received in late 1989. It presented the results of an analysis of data from monitoring stations in the vicinity of ATARATIRI and numerical modelling of industrial and transportation emissions sources that have the potential to adversely affect future air quality at the site. Due to the limited availability of emissions information for industrial sources, a number of significant sources were not included in the modelling assessment presented in the draft report. To address this deficiency, the consultant was directed to carry out additional work to fully characterize all of the sources of emissions that have the potential to impact adversely on future air quality at ATARATIRI.

   The final draft air quality report is expected in August 1990. It will be forwarded to the Ministry of the Environment for technical review and placed in public document centres. The consultant's findings will be presented at a public meeting of the Neighbourhood Advisory Council on August 21, 1990.

   The air quality consultant has reviewed the developing site plan to provide advice on how site planning measures can be used to mitigate any existing or anticipated air quality problems. Their recommendations will be incorporated into the final site plan for ATARATIRI.

2. **Noise and Vibration**
   The final draft noise and vibration report was received in June 1990. Copies of that report have been forwarded to the Ministry of the Environment for technical review and placed in public document centres.

The study involved measuring sound and vibration levels on and off the site to characterize the existing noise and vibration environment in the vicinity of ATARATIRI and to identify sources of noise and vibration that could impact on the proposed development. The results of the study indicate that average ambient noise levels, which range from 63-72 dBA daytime and 60-68 dBA nighttime, are high enough to be of concern but are not unacceptable. They can be reduced through site planning, noise barriers and architectural design. Vibration measurements indicate that vibration will not be a concern if residential buildings are set back 17 - 30 metres from the rail corridor. The consultants' findings were presented at a public meeting (May 24, 1990) of the Neighbourhood Advisory Council.

The noise and vibration consultant has reviewed the developing site plan to determine if appropriate site planning measures are being incorporated and to recommend strategies to eliminate and/or mitigate potential noise and vibration problems. The consultant's recommendations will be incorporated into the final site plan. During the reporting period, discussions also took place with one major industry regarding noise reduction.

Sources of noise and vibration in the vicinity of ATARATIRI were identified.

3. **Soil and Groundwater Management**

Draft soil and groundwater management reports were received in April 1990. The results confirm that large areas of the site contain soil which does not meet existing soil quality guidelines for residential land use (Figure 3). In most areas, contamination is confined to the surficial fill layer which is generally between one to three metres thick across most of the site. The main contaminants of concern in the fill are metals and polycyclic aromatic hydrocarbons (PAHs). Polychlorinated biphenyls (PCBs) were also found in isolated pockets. Native soil beneath the fill generally meets residential guidelines except at the Parliament/Front/Trinity/Mill block, where contamination associated with the former Consumers Gas Coal Gasification plant occurs at depth, and in a few other isolated areas due to spills or leaks from underground tanks.

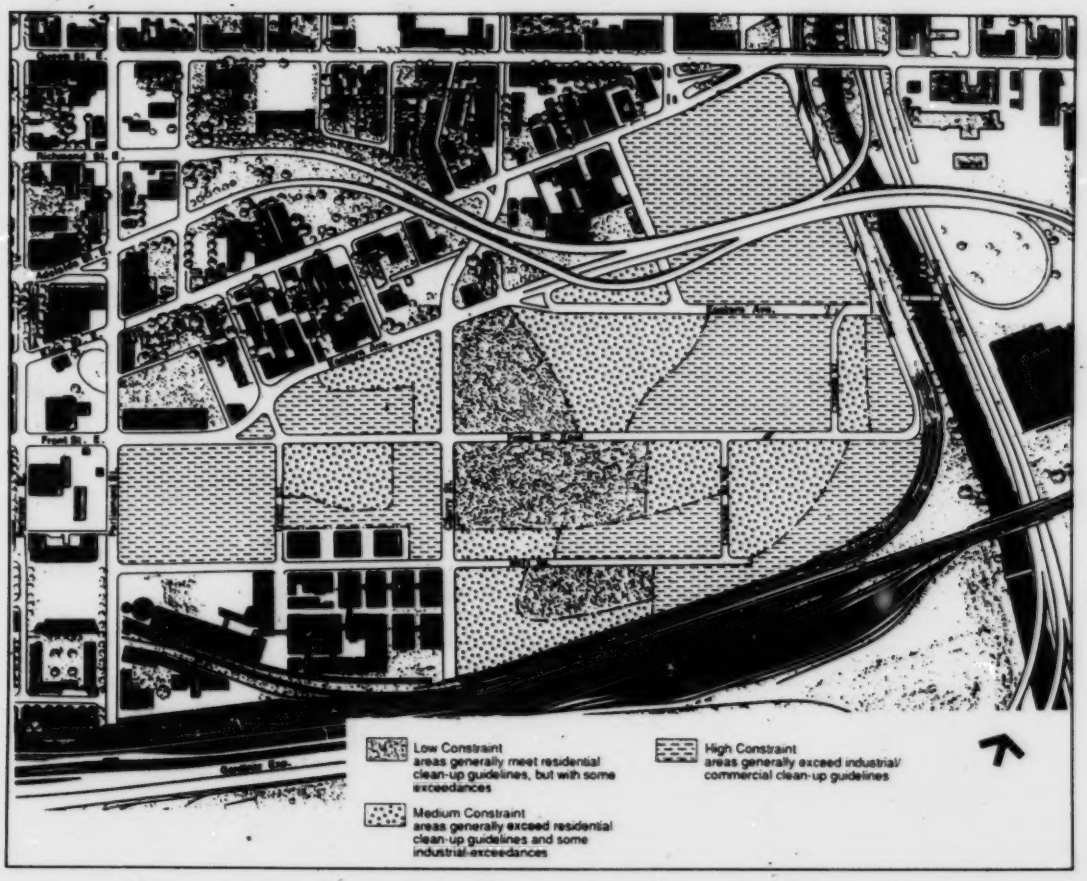

Low Constraint
areas generally meet residential clean-up guidelines, but with some exceedances
Medium Constraint
areas generally exceed residential clean-up guidelines and some industrial exceedances
High Constraint
areas generally exceed industrial/ commercial clean-up guidelines

Figure 3 ATARATIRI

Soil Quality

No evidence of contamination was found in bedrock samples taken from the site; however, it is likely that contamination associated with the coal gasification plant has migrated into the bedrock beneath the Parliament/Front/Trinity/Mill block. This will be confirmed during the preparation or implementation of detailed soil and groundwater management programs for this area of the site.

Groundwater quality investigations reveal coal tar contamination in the Parliament/Front/Trinity/Mill block and volatile organic compounds (VOCs) in the southeast corner of the Front/Overend block (Figure 4). Other localized areas of groundwater contamination were found near scrap yards and near present and former fuel storage areas.

Localized areas of groundwater contamination were found near scrap yards and fuel storage areas.

The draft report identifies three general approaches that could be used to remediate soil and groundwater contamination at the ATARATIRI site: excavation and off-site disposal; on-site treatment (e.g. bioremediation, chemical stabilization, soil washing, dechlorination); and on-site management (e.g. reuse, storage, isolation). Each of these options is being investigated to determine its applicability, suitability and feasibility for use at ATARATIRI. The final soil and groundwater management report will identify those soil and groundwater remediation options that are suitable for use at the ATARATIRI site. The final soil and groundwater management plan for ATARATIRI will involve a combination of options. The final draft report will be forwarded to the Ministry of the Environment for technical review and placed in public document centres.

A public presentation on the results of the soil and groundwater quality investigations will be made on September 18, 1990.

4. **Health Risk**

A draft health risk report has been commissioned but has not yet been completed. The primary objectives of this study are: to identify soil quality guidelines for organic

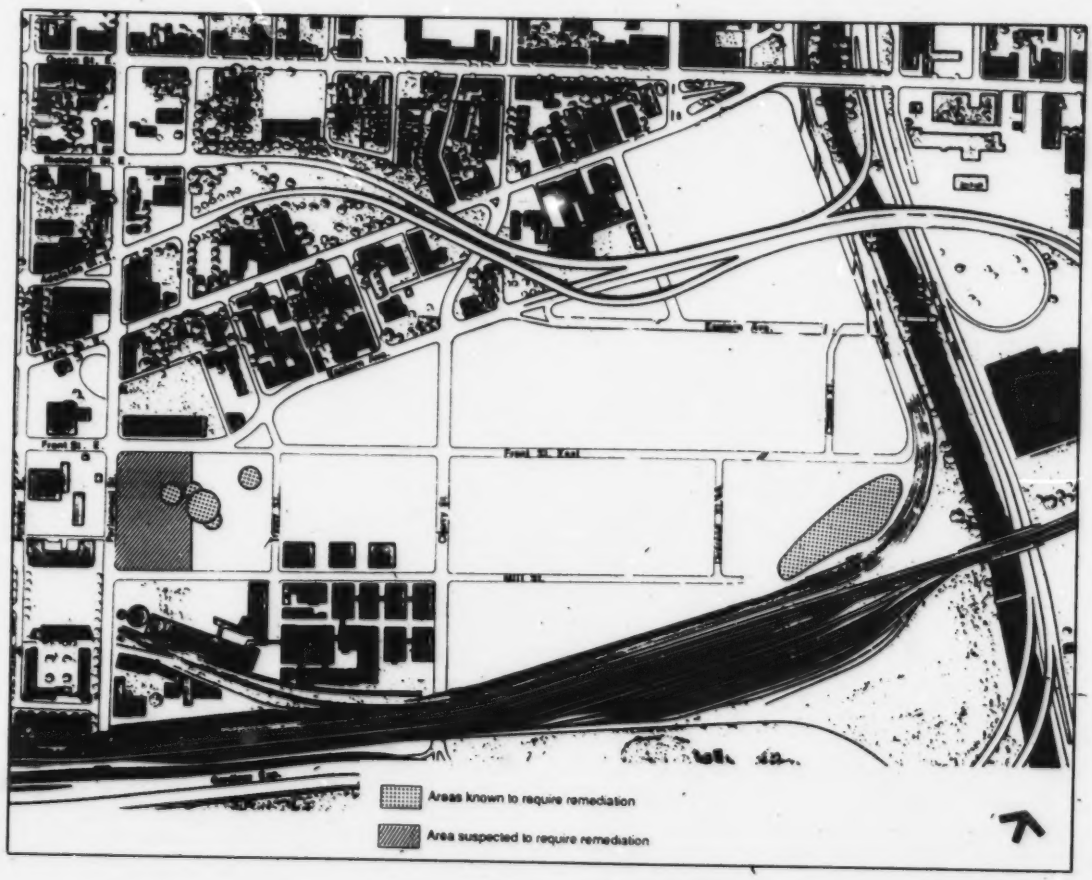


Figure 4 ATARATIRI

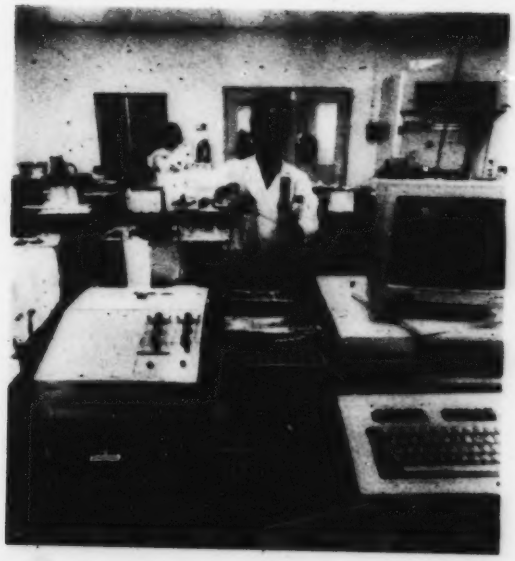
Groundwater Quality

compounds which have been identified at ATARATIRI but for which the Ministry of the Environment has not issued province-wide guidelines; and to assess health risks associated with the proposed soil and groundwater management plan.

Soil quality guidelines that can be applied to surface soils in residential areas of ATARATIRI have now been identified in consultation with regulatory agencies. The guidelines for inorganics, PCBs and dioxins are the same as those which have been developed or adopted by the Ministry of the Environment for use on a province-wide basis. The guidelines for PAHs are based on guidelines that were recently developed for two refinery sites in Oakville and Port Credit, Ontario. These guidelines are the outcome of an extensive review process that included several regulatory agencies including the Ministry of the Environment and the area Medical Officer of Health.

An assessment of the risk associated with the proposed soil and groundwater management plan has not yet been carried out. The final draft health risk report will be forwarded to the Ministry of the Environment for technical review and placed in public document centres.

A public presentation on the approach being used to identify soil quality guidelines for ATARATIRI will be made on September 18, 1990.



Lab workers tested soil and groundwater samples from ATARATIRI.

5. **Transportation and Fixed Facility Risk**
The draft transportation and fixed facility risk study is expected in August 1990. The study is investigating the risk associated with the transportation of dangerous materials on road and rail corridors in and around the site and the risk associated with marine and industrial operations in the vicinity of the site.

Preliminary results indicate that marine operations are not likely to present a risk to ATARATIRI because of the large separation distance. Several industrial operations which may present a hazard were identified. The

The consultant has made recommendations on transportation corridors and fixed facilities.

analysis of the risk associated with the transportation of hazardous goods on rail lines to the south and east of the site indicates that the societal risk is comparable to that found adjacent to other rail segments in the Toronto area. The analysis of the risk associated with the transportation of dangerous goods on roads indicates that the risk associated with several major streets, most notably Cherry Street, is high enough to be of concern. These risks can be effectively reduced by restricting the transportation of dangerous goods on roads which pass through the site. The consultant's preliminary findings were presented at a public meeting (July 17, 1990) sponsored by the Neighbourhood Advisory Council.

The final draft transportation and fixed facility risk report will be forwarded to the Ministry of the Environment for technical review and placed in public document centres.

The transportation and fixed facility risk consultant has reviewed the proposed site plan to provide advice on how site planning measures can be used to mitigate the risks associated with the transportation corridors and fixed facilities. Their recommendations will be incorporated into the final site plan for ATARATIRI.

6. **Flood Risk** .
All of the ATARATIRI site lies within the flood plain of the Don River. A flood protection report has been prepared which identifies a range of options for flood proofing the site, describes the impact of flood mitigation measures on surrounding lands and estimates the level of residual risk to life and property associated with various levels of flood protection.

The flood protection study concludes that it would be neither technically nor economically feasible to protect the ATARATIRI site from the regulatory flood. The regulatory flood for the Toronto Area is based on the flows that would result if a storm of the severity of Hurricane Hazel were centred over the river in question

(Hurricane Hazel occurred over the Humber River watershed in 1954). In these circumstances, the SPA policies and guidelines provide for the consideration of flood proofing to less than the regulatory level. The study has determined that it is feasible to protect the site from the 500 year flood by either constructing a dyke running parallel to Bayview Avenue between Queen Street East and the southern rail corridor, or by raising the elevation of the land east of Cherry Street by the placement of fill. Because of the possibility that a dyke may be breached, the fill option appears to provide a higher degree of protection.

Both options require continued dredging of the Keating Channel. The level of protection can be increased further by designing roads to act as overland flow routes and by building a swale along the southern limit of the site to carry additional flow away from the Don River. With flood works in place it will be necessary to divert the flow of four existing storm sewers away from the Don. This should improve water quality in the river and eliminate a possible source of flooding of the site. The flood works proposed by the consultant to protect ATARATIRI would also protect areas to the west of the site.

Additional work now has been conducted to: determine the influence of the preliminary street pattern and block plan on spill flow through ATARATIRI; identify structural floodproofing requirements for new buildings; model the effect of channel and bridge widenings downstream of Queen Street on flood depths; and determine the effect that placing fill has on flood levels outside of ATARATIRI. In addition, the Ministry of Natural Resources has commissioned the construction of a physical model of the site which is being used to assess the effect of channel and bridge widenings.

A public presentation of the results of the flood protection study is scheduled for October 23, 1990.

Flood control works will be in place before future residents move onto the site.

Public Participation

Public participation in the Environmental Evaluation Study process and the overall planning process is being encouraged and provided for as required by the Exemption Order.

1. **ATARATIRI Neighbourhood Advisory Council**
   The core of the ATARATIRI public participation program is the ATARATIRI Neighbourhood Advisory Council (NAC). During the past year NAC continued to work with City staff to provide input into the overall planning process and the Environmental Evaluation Study. NAC met on a regular monthly basis from July 1989 to January 1990. At that time, NAC adjusted its meeting format to allow more public participation and discussion. On alternate months, beginning in February, NAC held working sessions for members only. On alternate months, beginning in March 1990, NAC held open public meetings at which consultants made presentations, and public comments and discussion were invited. The volume of material quickly suggested that more frequent meetings were required. Consequently, public meetings have been held monthly since July 1990.

   The noise and vibration consultants and the transportation and fixed facility risk consultants made presentations at NAC's public meetings in May and July 1990. Presentations by the air quality, soil and groundwater management, health risk and flood protection consultants are planned for NAC's August, September and October 1990 public meetings. The minutes of all of NAC's public meetings are part of the public record for ATARATIRI. A list of public NAC meetings which have been held to address environmental issues at ATARATIRI is provided in Appendix 2.

   The Neighbourhood Advisory Council initially formed six subcommittees to effectively address the number of issues and review the necessary background research. The six original subcommittees were: Environmental; Social Structure and Community Services; Economic Development; Land Use and Urban Design; Finance and Development; and Communications. In late 1989, a seventh subcommittee was established to provide input into the redevelopment of the Gooderham & Worts property which is adjacent to ATARATIRI. These subcommittees have participated in the development of terms of reference for consultants' studies, recommended the selection of consultants and monitored the progress of the studies. Several subcommittees have invited members of the public with special expertise or interest to participate in subcommittee discussions.

   In January 1990, five of the original subcommittees were merged into two broad subcommittees: Land Development and Community Development. The purpose of creating two broader subcommittees was to provide a forum to balance priorities and synthesize the results of the specific studies that had been completed or were nearing completion. The

Communications and Gooderham & Worts Subcommittees will continue to meet as required. The Environmental Subcommittee will continue to meet to provide input into the environmental planning process until the Environmental Evaluation Study report has been completed.

The second issue of the ATARATIRI newsletter was published in the summer of 1989. It featured the results of a contest held to find a name for the neighbourhood now known as ATARATIRI and described the work of several NAC subcommittees, including the environmental subcommittee. Copies of the newsletter were hand delivered to over 5,000 households in neighbouring Corktown, St. Lawrence and South Riverdale, and sent to everyone on the ATARATIRI mailing list.

2. **Public Review of Environmental Reports**

The final drafts of the six sub-studies are being placed in public document centres as they become available. The ATARATIRI Noise and Vibration Study (Vibron Limited, June 1990) has already been made publicly available and the ATARATIRI Air Quality Study will be made publicly available in September 1990. A list of ATARATIRI environmental reports which are available through public document centres, as of July 31, 1990, is provided in Appendix 3. Once all of the final draft environmental studies have been completed, the public will be notified by paid newspaper advertisement that they are available and where any comments can be directed.

Public review of the Environmental Evaluation Study report will occur during a 30-day period following release of the report. This review period is expected to occur in early 1991. The release date, opportunities for public comment and the extent of the comment period will be announced approximately two weeks before the report is released by paid newspaper advertisement and by delivery to the mailing list of over 1000. An Open House is planned mid-way through the 30-day comment period to allow members of the public to informally discuss the Environmental Evaluation Study results and recommendations with NAC members, members of the ATARATIRI project team and ATARATIRI environmental consultants. A public meeting to discuss the report will occur a few days prior to the end of the review period. At the end of the public review period, the Environmental Evaluation Study report, the summary of public comments and a staff report which will make recommendations to City Council on how to proceed, will be submitted to City Council. Members of the public can make deputations to City Council through its standing committees at that time.

The first priority will be site improvement including soil and groundwater remediation.

Agency Consultation

Since late 1989, representatives of the City of Toronto and the Ministry of the Environment have been meeting to discuss clean-up of contaminated soil and groundwater at the ATARATIRI site. The purpose of these meetings has been to discuss clean-up requirements, communicate the results of environmental investigations that have been carried out at the site and develop a consensus on how the clean-up at ATARATIRI should proceed. The Central Region of the Ministry of the Environment has taken the lead role in these meetings. Other branches of the Ministry of the Environment and other provincial and municipal agencies, including the Ministry of Labour and the City of Toronto Department of Public Health's Environmental Protection Office, also have attended. It is anticipated that these meetings will continue as required.

Close contact has been maintained with staff of the Ministry of the Environment's Environmental Assessment Branch to ensure that the environmental planning process is proceeding in a satisfactory manner. A representative of the Environmental Assessment Branch has also attended NAC Environmental Subcommittee meetings, site clean-up meetings, and SPA Technical Committee meetings to observe and participate in the discussions.

As described on pages 7 to 13, the draft Environmental Evaluation Study report, together with the final draft environmental studies, will be submitted to the Ministry of the Environment for an eight week technical review. The review will be carried out by a provincial review team made up of a number of provincial ministries and the Metropolitan Toronto and Region Conservation Authority. The review will be co-ordinated by the Environmental Assessment Branch. After any outstanding issues raised during the technical review have been addressed, the Environmental Evaluation Study report will be released for public review and comment.

CONCLUSIONS

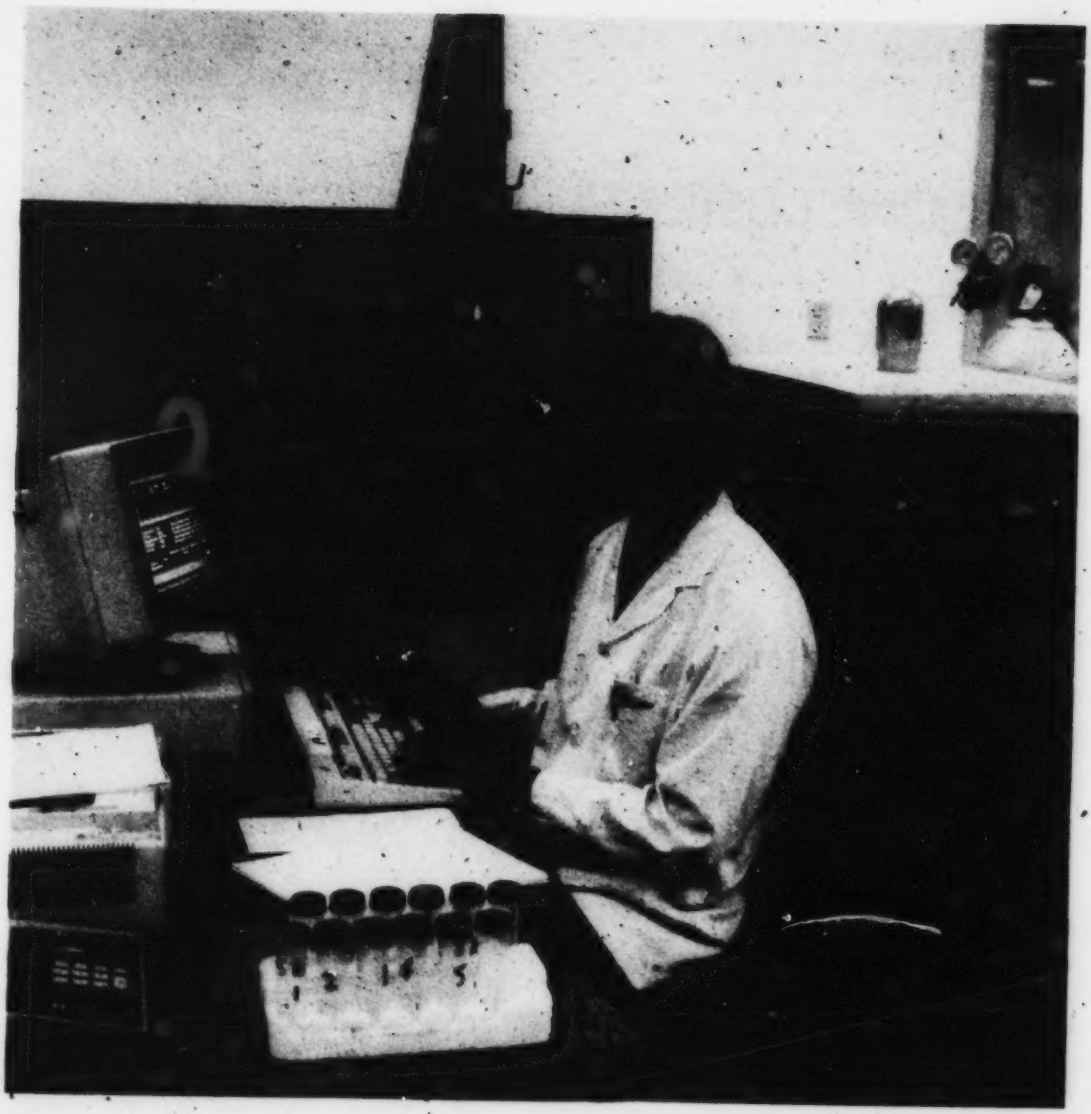
As described in this report, substantial progress has been made in the overall planning of ATARATIRI during the past year. In the area of environmental planning, work has proceeded steadily and considerable care has been taken to ensure that the environmental studies are thorough and comprehensive.

Results to date from the environmental studies have produced few surprises and suggest that the existing problems are manageable. Notwithstanding, key decisions concerning acceptable soil and groundwater remediation techniques and the acceptable level of flood protection will need to be made during the next six to twelve months. Many aspects of these decisions are not directly within the control of the City and require the involvement of the Ministries of the Environment, Natural Resources and Municipal Affairs, and the Metro Toronto and Region Conservation Authority. The clean-up of contaminated soil and groundwater and the construction of flood protection works will benefit both the future residents of ATARATIRI and the City as a whole.

During the next twelve months, as ATARATIRI proceeds from the background study phase to the approvals and implementation phase, the following activities are expected to occur:

- the ATARATIRI Environmental Evaluation Study report will be submitted to Toronto City Council and the Minister of the Environment for approval;
- the Official Plan and Zoning By-law Amendments for ATARATIRI will be submitted to Toronto City Council for approval;
- a site improvement and servicing strategy will be prepared; and
- detailed studies, and detailed soil and groundwater remediation programs for the first phases of development, will be prepared.

With this work complete, site preparation and clean-up could begin in the fall of 1991 and the first housing units could be ready for occupancy in mid-1992.



The final soil and groundwater management plan will involve a combination of options.

APPENDICES

Appendix 1:
Public Document Centres

City Hall
Municipal Reference Library
100 Queen Street West
2nd Floor
Toronto, Ontario M5H 2N2

St. Lawrence Public Library
171 Front Street East
Toronto, Ontario M5A 4H3

Ryerson Library
Urban Regional Planning Room
8th Floor
350 Victoria Street
Toronto, Ontario M5B 2K3

University of Toronto
School of Architecture Library
230 College Street
Toronto, Ontario M5T 1R2

York University
Government Documents/
Administrative Studies Library
113 Administrative Studies Building
4700 Keele Street
North York, Ontario M3J 1P3

Royal Commission on the Future of
Toronto Waterfront
207 Queen's Quay West
5th Floor
Toronto, Ontario M5J 1A7

City of Toronto
Planning and Development Dept. Library
19th Floor, East Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Ministry of the Environment
Environmental Assessment Branch
250 Davisville Avenue
Toronto, Ontario M4S 1H2

Appendix 2:
Public Meetings Held to Address ATARATIRI Environmental Issues

June 1, 1989	Public meeting to describe environmental issues at ATARATIRI and the Environmental Evaluation Study process.
May 24, 1990	Public meeting on work in progress on the ATARATIRI Noise and Vibration Study
July 17, 1990	Public meeting on work in progress on the ATARATIRI Transportation and Fixed Facility Risk Study

Appendix 3:
ATARATIRI Environmental Reports Available in Public Document Centres

Dillon. 1988. **Assessment of Site Contamination - 554 Lakeshore Boulevard East**.

The Proctor and Redfern Group. March 1989. **St. Lawrence Square Development, Summary of Environmental Investigations of Site and Structures**, Volume 1-3.

Golder Associates. 1988. **Preliminary Assessment of Physical Hydrogeology, St. Lawrence Square Project**.

MacLarentech Inc. February 1989. **St. Lawrence Square Redevelopment East Section, Summary of Environmental Investigations of Site and Structures**, Volumes 1 and 2.

MacLarentech Inc. February 1989. **St. Lawrence Square Redevelopment Project East Section, Geotechnical Investigations**, Volumes 1 and 2.

Commissioner of Housing. November 1989. **ATARATIRI Annual Report to the Ministry of the Environment**.

Vibron Ltd. June 1990. **ATARATIRI Noise and Vibration Study**.

Rowan, Williams, Davies and Irwin Ltd. August 1990. **ATARATIRI Air Quality Study**.